



Benefits of Alternative School Sites for King County, the City of Black Diamond and the Enumclaw School District

- V School Sites are Determined by the Final Comprehensive School Mitigation Agreement***
 - The Comprehensive School Mitigation Agreement between the Enumclaw School District, the City of Black Diamond, and YarrowBay identifies seven school sites based on the policies and preferences of the Enumclaw School District. Three of these school sites are located in unincorporated King County, which is currently allowed by the County's code in Rural Areas.

- V A Compromise to Secure Land For the Enumclaw School District Is Available***
 - The CPP revisions proposed by YarrowBay will create alternative school sites for the Enumclaw School District in which school buildings and parking will be wholly located within the Black Diamond city limits. No sewer extensions into the Rural Area would be required.
 - Locating play fields and other school-related facilities in the Rural Area will not incite pressure to expand the Urban Growth Area (UGA) or increase the total number of units in the Villages and Lawson Hills Master Planned Communities (MPDs) in Black Diamond.

- V No Additional Units or Additional Transportation Impacts***
 - The dwelling unit count within The Villages Master Planned Development is capped at 4,800 units, regardless of where the school sites are ultimately located.
 - The alternative Middle School and Elementary School sites are located within The Villages MPD. Vehicular access to these school sites is through this MPD, which will reduce transportation impacts to the Rural Area.
 - These alternative school sites will be within walking distance for a majority of attending students with both sidewalks and trails. These sidewalks and trails are an integral part of The Villages MPD.

- V Alternative School Sites Allow for Smart Planning***
 - A significant buffer of approximately 400 feet will exist between the alternative school sites and Green Valley Road.



